
39 Lister Gate

Nottingham | NG1 7DD

Prominent city centre location close to Intu Broadmarsh Shopping Centre

68.99m² (743ft²)



- **Prominent pedestrian frontage on major thoroughfare**
- **Close to major redevelopment of the Intu Broadmarsh Shopping Centre due for completion late 2020**
- **Nearby retailers include O2, Holland & Barrett, Marks & Spencer and H&M**
- **£55,000 per annum exclusive**

 **FHP**
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To Let



Location

The property is located in the heart of Nottingham city centre on the prime pedestrianised pitch of Lister Gate.

The property is situated adjacent to the Intu Broadmarsh Shopping Centre, which is subject to a £120 million redevelopment, comprising of an eclectic mix of leisure, bar and restaurant and retail operators and is due to open late 2020.

Pre-lets have been secured with The Light Cinema for a 9 screen 32,500 sq ft cinema and 22,000 sqft, 16 lane Hollywood Bowl.

Lister Gate is an extremely busy pedestrian thoroughfare anchored by Marks & Spencer with major retailers such as H&M, New Look, River Island, EE, O2 and Holland &Barrett, to name but a few.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor	68.99	743
First Floor	35.25	379
Total	104.24	1,122

(This information is given for guidance purposes only)



Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Rent

The premises are available at a rent of
£55,000 per annum exclusive

Planning

We understand the property has planning consent for:-

A1 (Retail)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department on 0115 9155555)

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:-

Rateable Value: £58,500

The current UBR is 49.3p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

